



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

Date: April 6, 2016

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To: Planning Commission

From: Nicole Ewing Gavin
Director, Planning and Development Services

Subject: C8-16-02 Reinvestment Tools No. 2

Issue – This is an informational item to allow staff to present to the Planning Commission the draft Plan Tucson Special Exception Option and Reinvestment Tool as initiated by Mayor and Council on March 22nd, 2016.

Recommendation – Staff recommends that the Planning Commission hold a Study Session in June to further review the item, after staff has a chance to gather public input.

Background – On December 15, 2015, the Mayor and Council directed the Office of Economic Initiatives and Planning and Development Services (PDSD) to identify additional financial and regulatory incentives that could be implemented throughout the City, building on the success similar tools have yielded in the downtown area.

In addition to the text amendments outlined in item #6, Mayor and Council also directed staff to initiate a public process to develop the Plan Tucson Special Exception Option, as outlined below.

Present Considerations – The goals of the Plan Tucson Special Exception Option (PTSEO) are to streamline the development process in order to encourage infill, preservation, adaptive reuse, and quality new development within appropriate *Plan Tucson* designated growth areas (See attached Plan Tucson Growth Scenario Map).

A recent study that Tucson participated in, “Older, Smaller, Better,” found that areas with older, smaller buildings, areas with a mix of newer and older buildings, and historic districts all play important roles in supporting a more livable, socially diverse, and resilient economy and community. Often these existing buildings have a difficult time meeting code requirements. The PTSEO would allow for additional land use exceptions, when the request is supported by *Plan Tucson*, the underlying Neighborhood and Area plans, and meets the following criteria:

- A. Must not create a public safety hazard, excess drainage on a surrounding property, excessive noise, light, glare or other nuisance on a surrounding property;
- B. Support creating a mixed use and/or transit oriented area and is compatible with surrounding residential development;
- C. Conforms with the goals of designated Plan Tucson Building Blocks; and,

- D. Must include adequate mitigation standards that reduce the impact on less intensive surrounding uses.

Two elements of the Plan Tucson Special Exception Option include:

1. PDSD Director's Decision Procedure

This UDC text amendment would add UDC Section 3.4.2.F. (PDSD Director Special Exception) to allow, in commercial zones and industrial zones, permitted uses to utilize Special Exception waivers allowable under the Special Exception Process. Items that would be included as allowable requests for exceptions are: alley access and use, parking, loading, landscaping, waste collection, and setbacks.

2. Zoning Examiner Special Exception Procedure

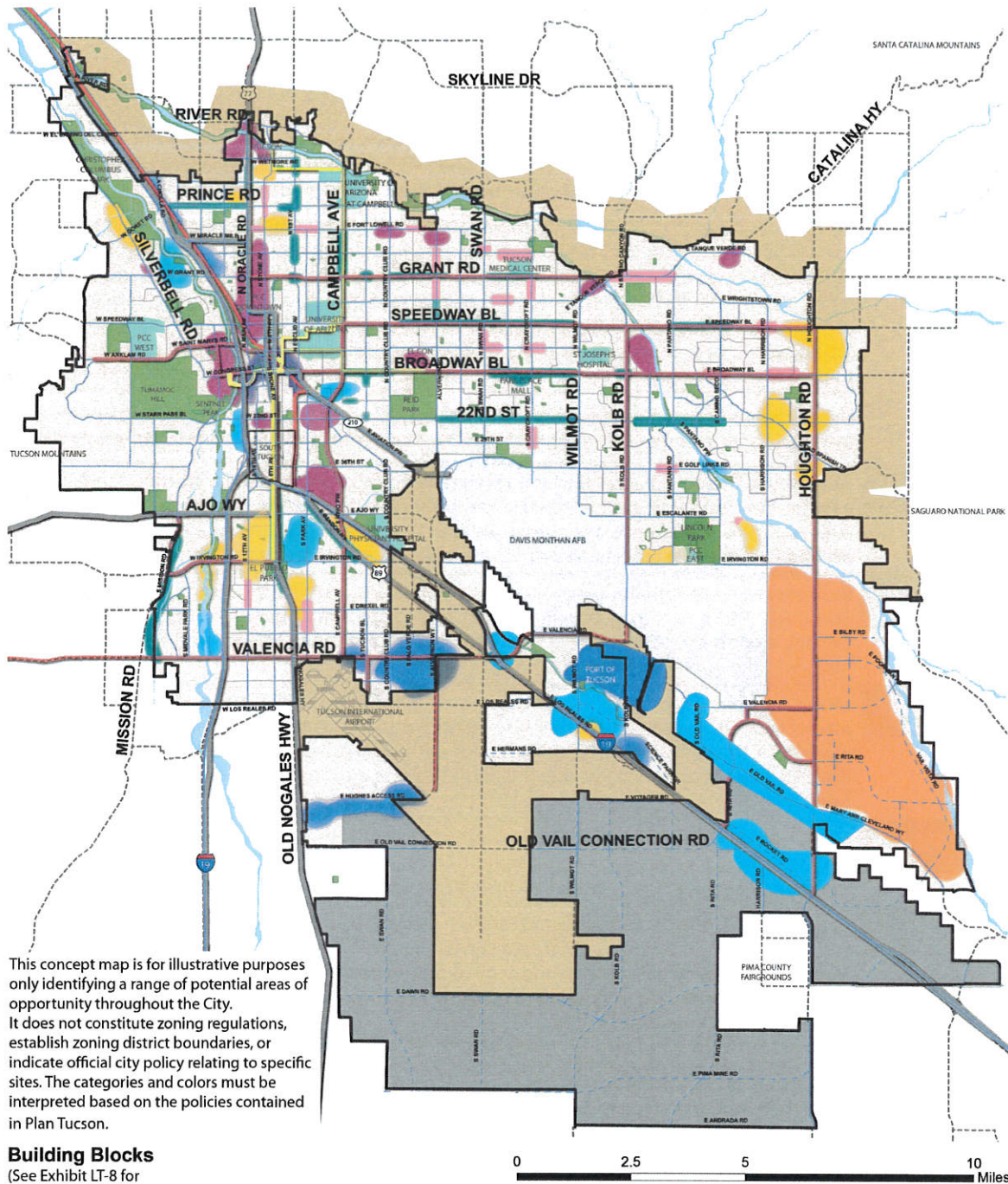
An additional level of review for the *Plan Tucson Special Exception Option* would follow UDC Section 3.5.3., Zoning Examiners Special Exception Procedure (ZESE) for variations in use and height from underlying zoning as long as the change is in conformance with the underlying Neighborhood or Area plan and associated Plan Tucson Building Blocks.

Both of these procedures will include notification, input from those notified, and opportunity for mitigation.

Attachments:

A – Plan Tucson Future Growth Scenario Map and Building Blocks

Future Growth Scenario Map



★ Target areas for Special Exception Options



EXHIBIT LT-8 Future Growth Scenario Building Blocks

Existing Neighborhoods	Existing neighborhoods are primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.
Neighborhoods with Greater Infill Potential	Neighborhoods with greater infill potential are residential neighborhoods and commercial districts for which there is potential for new development and redevelopment in the next several decades. In some areas, entire new neighborhoods may be built. These neighborhoods are characterized by an urban scale that allows for more personal interaction, while providing safe and convenient access for all ages and abilities to goods and services needed in daily life. These neighborhoods include a mix of such uses as a variety of housing types, grocery stores and other retail and services, public schools, parks and recreational facilities, and multi-modal transportation choices.
Neighborhood Centers	Neighborhood centers feature a mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrian and bike friendly streets and by transit.
Downtown	Downtown Tucson acts not only as a regional employment and administrative center, but also as a major hub for public transit services and connections (light and commuter rail, regional buses, streetcar). It is a vital pedestrian-oriented urban area that provides higher-density housing, retail, art and culture, and entertainment for its residents and those of greater Tucson.
Business Centers	Business centers are major commercial or employment districts that act as major drivers of Tucson's economy. These centers generally contain corporate or multiple-use office, industrial, or retail uses. Existing examples in Tucson include the University of Arizona Science and Technology Park, Tucson Mall, and the Tucson International Airport area.
Mixed-Use Centers	Mixed-use centers combine a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the surrounding neighborhoods with local access to goods and services. Public transit, bicycles, and walking will get priority in these areas although cars will still play an important role. Existing examples in Tucson include Williams Centre, Gateway Centre, and the Bridges.
Mixed-Use Corridors	Mixed-use corridors provide a higher-intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high-frequency transit options, as well as pedestrian and bicycle facilities.
Campus Areas	Campus areas include and surround large master-planned educational, medical, or business facilities. A fully-realized campus area serves the local workforce and student population and includes a range of housing, a variety of retail opportunities, and convenient transit options. Campus areas often accommodate businesses that are the spin-off of economic development opportunities generated by the primary employers. Existing examples include the University of Arizona, Pima Community College, Tucson Medical Center, Saint Joseph's Hospital, Saint Mary's Hospital, University Physicians Hospital, and the Veterans Affairs Medical Center.
Industrial Areas	Industrial areas are strategically located for efficient handling of intermodal freight movements. These areas support national and international freight movement through Tucson by connecting existing major regional commercial transportation routes, including railway, major highways, and the airports.
Houghton Corridor Area	Development in the Houghton Corridor Area is to be master planned with a cohesive system of mixed-use centers and neighborhoods, providing a variety of housing types and densities, a compact development pattern, a transportation and circulation system that offers alternatives for mobility, and a regional open space system. A phased approach to development will provide for increased efficiency of infrastructure and services for residents.
Southlands	Southlands is a long-term growth area, formed predominantly by large tracts of undeveloped land located at the southeastern and southern perimeters of the city. A large portion of this area is administered by the State Land Department. Prior to releasing these lands for development, the State will initiate planning efforts to promote orderly phased development that reflects sustainable and innovative community design.
Potential Annexation Areas	Potential Annexation Areas are areas that the City of Tucson may be pursuing for annexation within the next decade, working with other local jurisdictions with the ultimate goal of having urban commercial and residential areas located within incorporated cities and towns.